

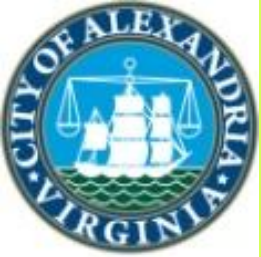
Beauregard Small Area Plan

Beauregard Community Meeting

March 12, 2012

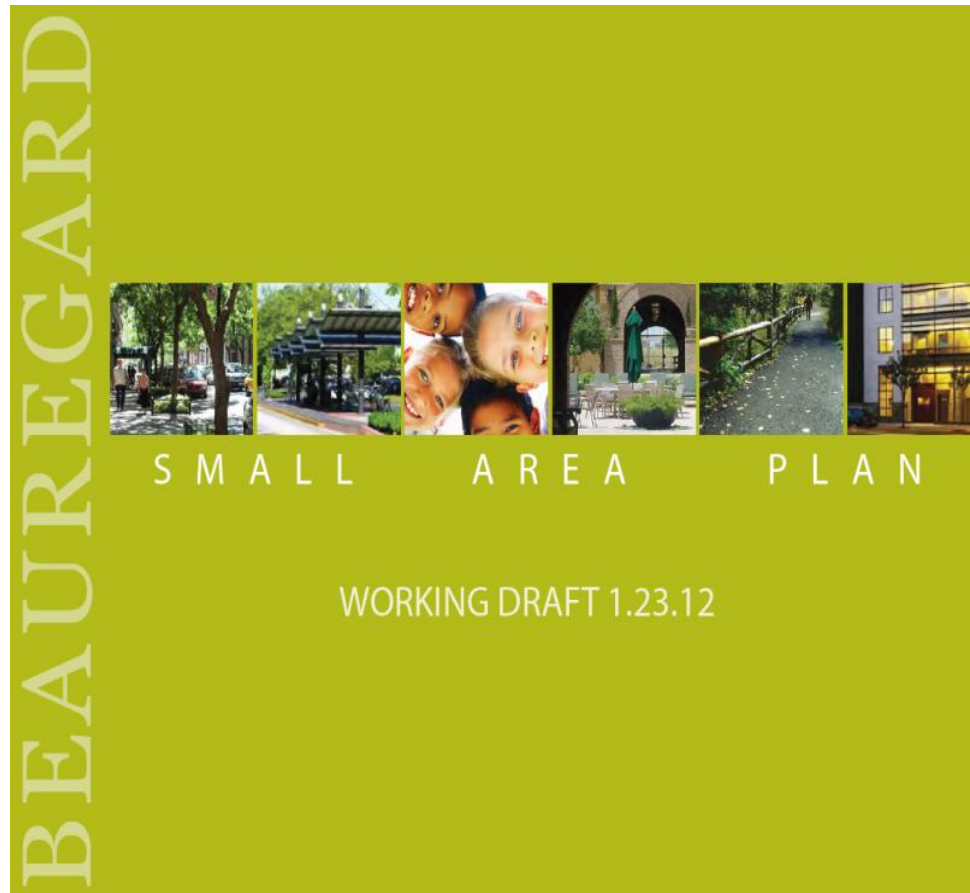
7:00 PM





Agenda

- I. Open Space
- II. Pedestrian Circulation
- III. Building Heights
- IV. Upcoming Meetings –
Next Steps

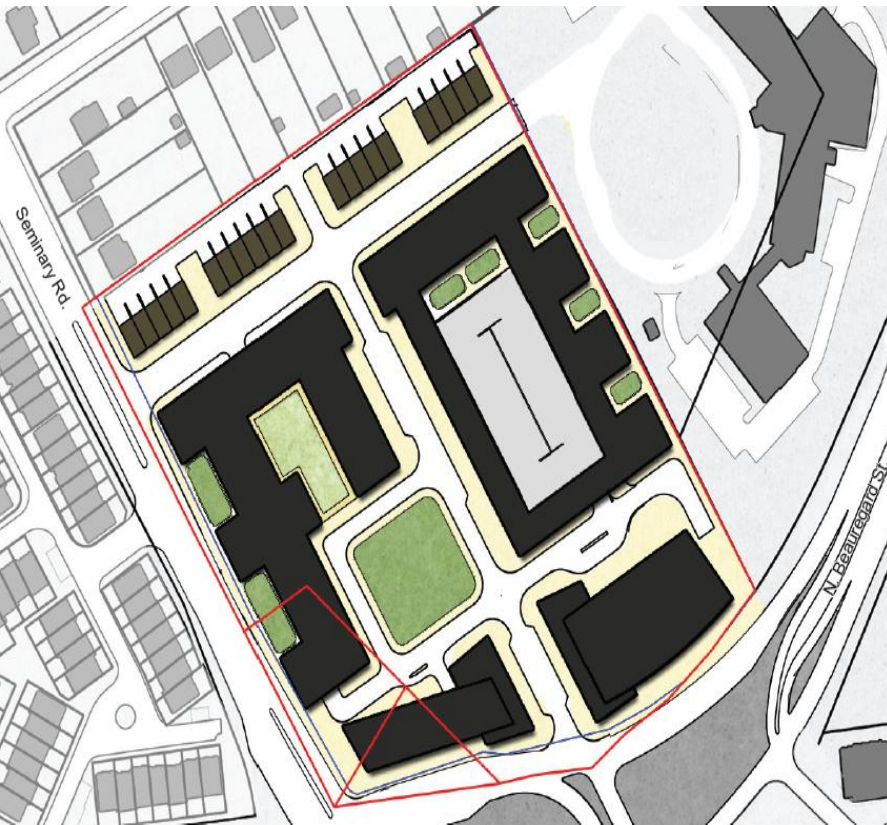


Open Space

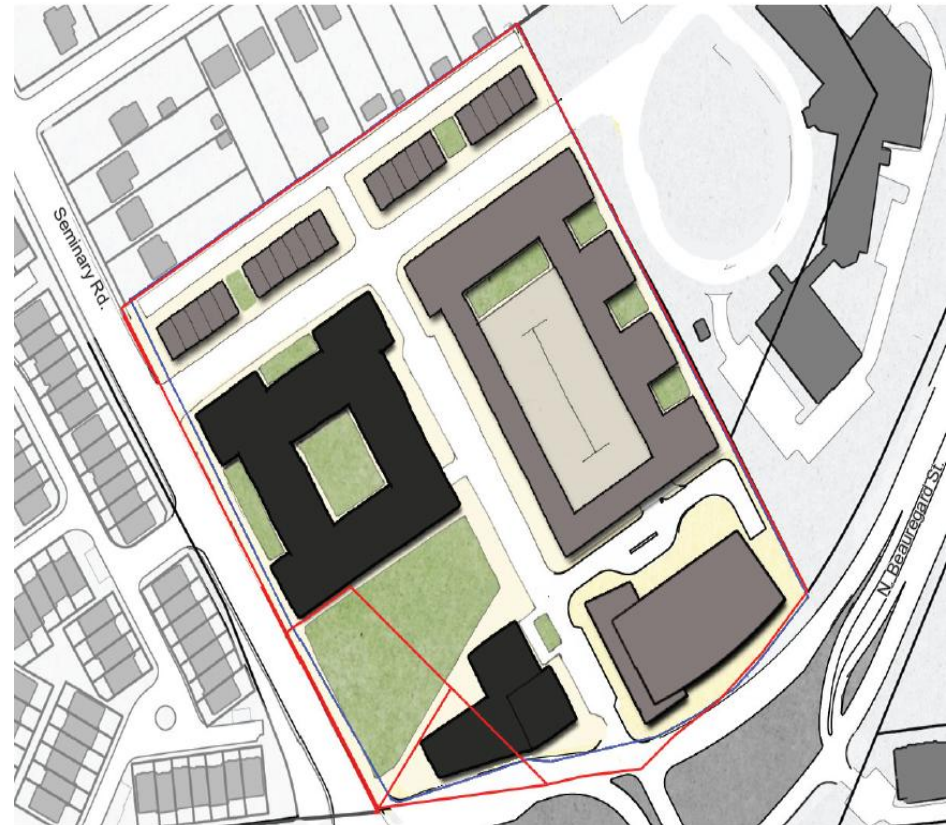


Open Space – Hekemian – Foster Fairbank

Working Draft Plan



Revised



37,500 sq. ft.



Hekemian – Foster Fairbanks – Shirley Gardens

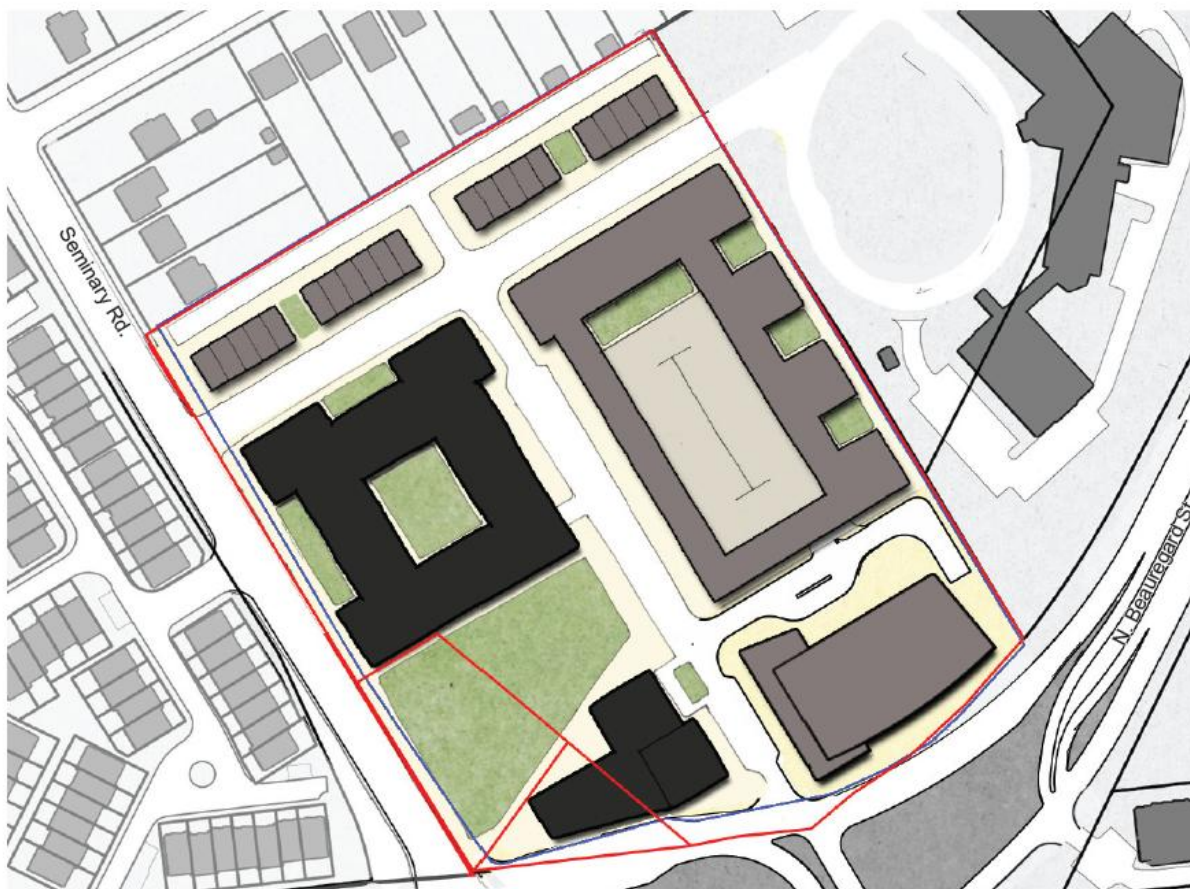


March 12, 2012


SCALE: 1"=100'



Hekemian – Foster Fairbanks – Shirley Gardens



March 12, 2012

SCALE: 1"=100'



Hekemian – Foster Fairbanks – Shirley Gardens





Dora Kelley Park – Evolution of the Plan





Dora Kelley Park – Evolution of the Plan

Earlier Proposal



Current Plan

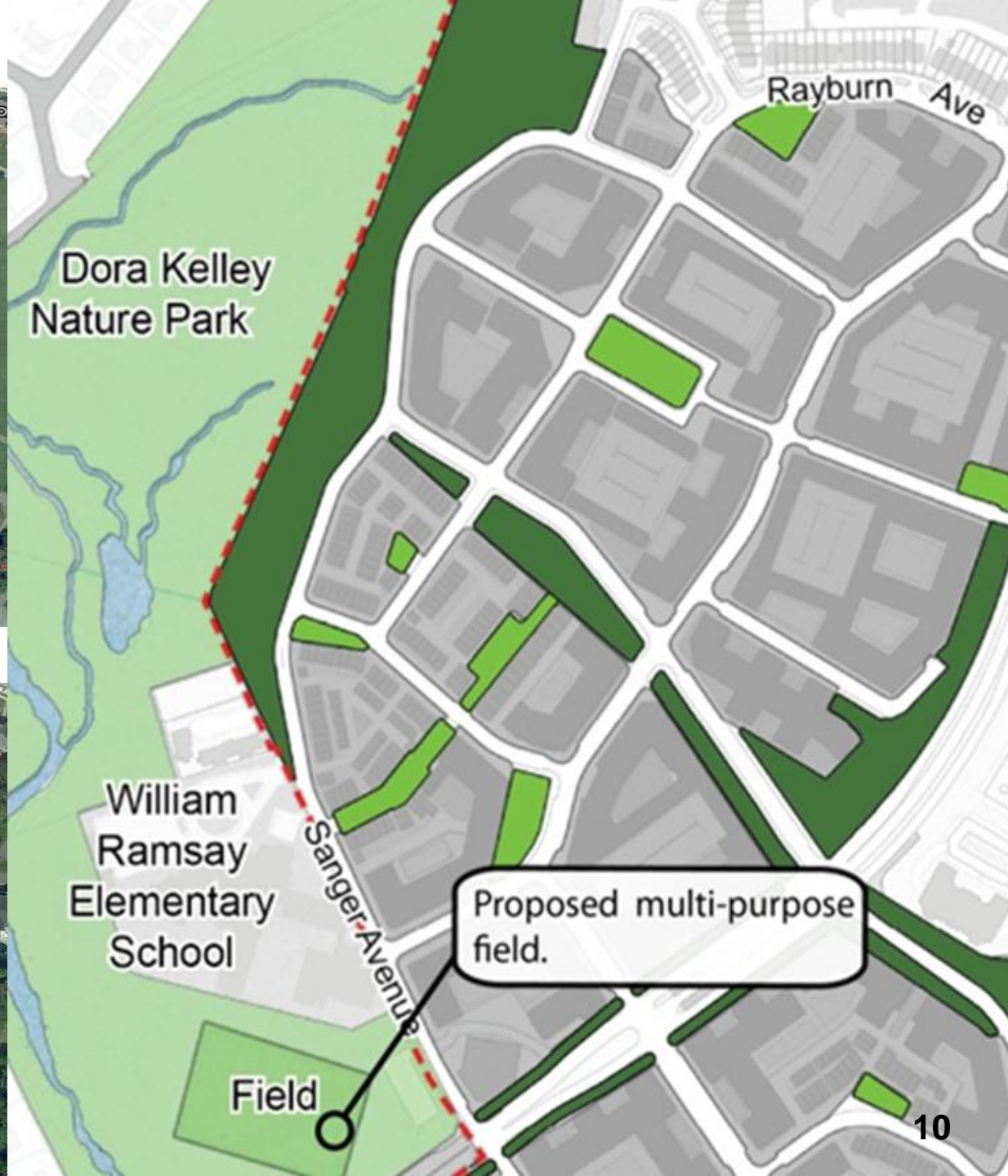
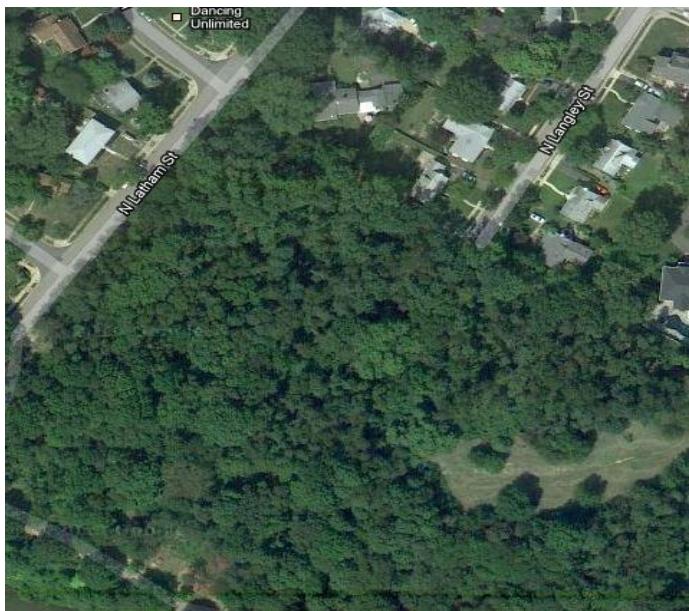
**Proposed expansion of
Dora Kelley Park +/- 7 acres**



Founders Park – Edge Conditions



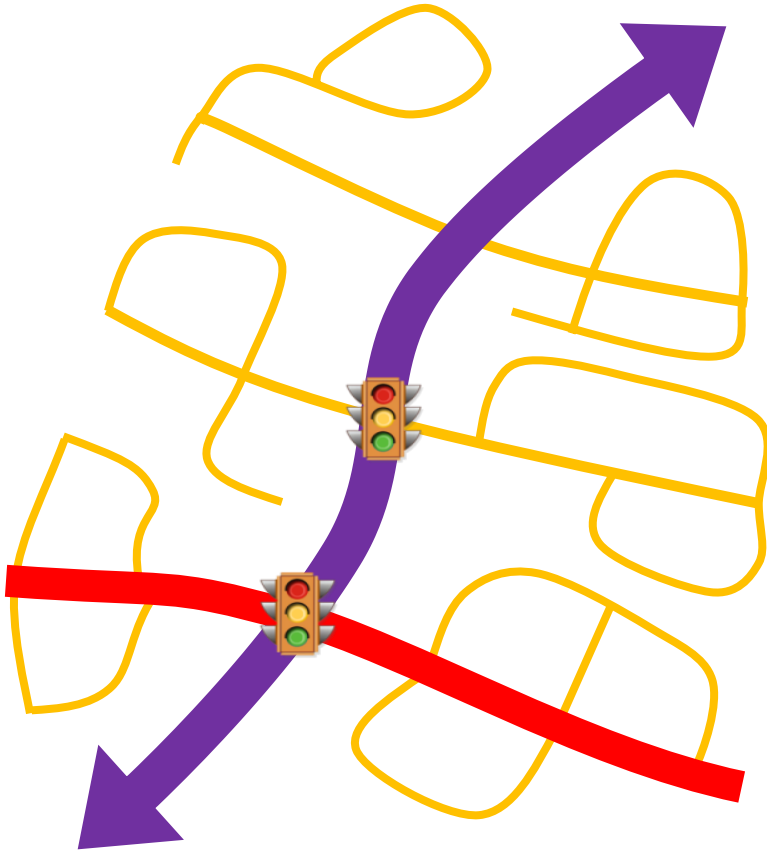
Holmes Run Park – Edge Conditions



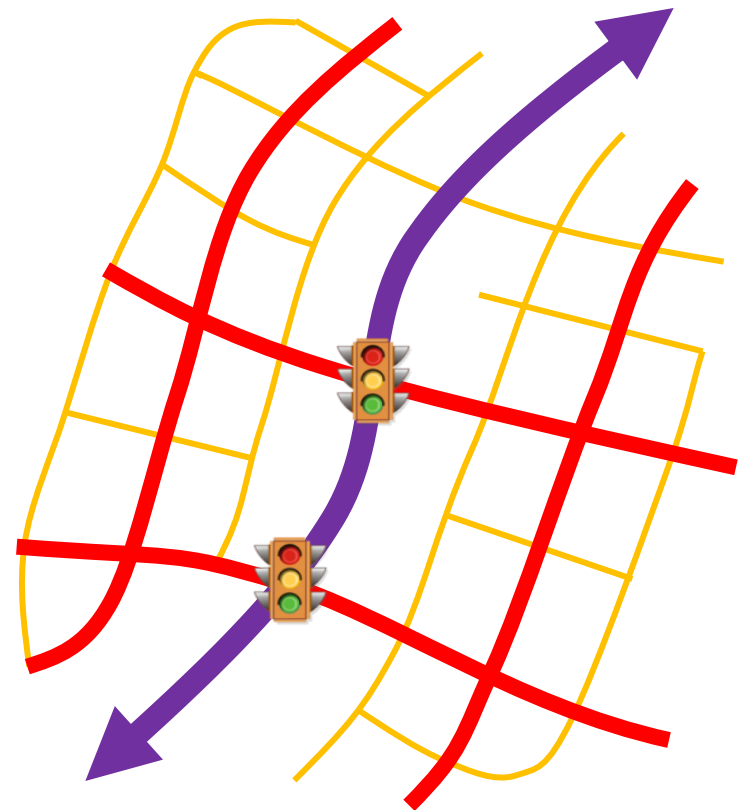


Dora Kelley Park

Existing Network



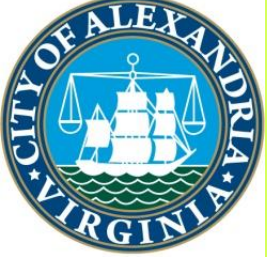
Proposed Network





Street Adjacent to Dora Kelley Nature Park





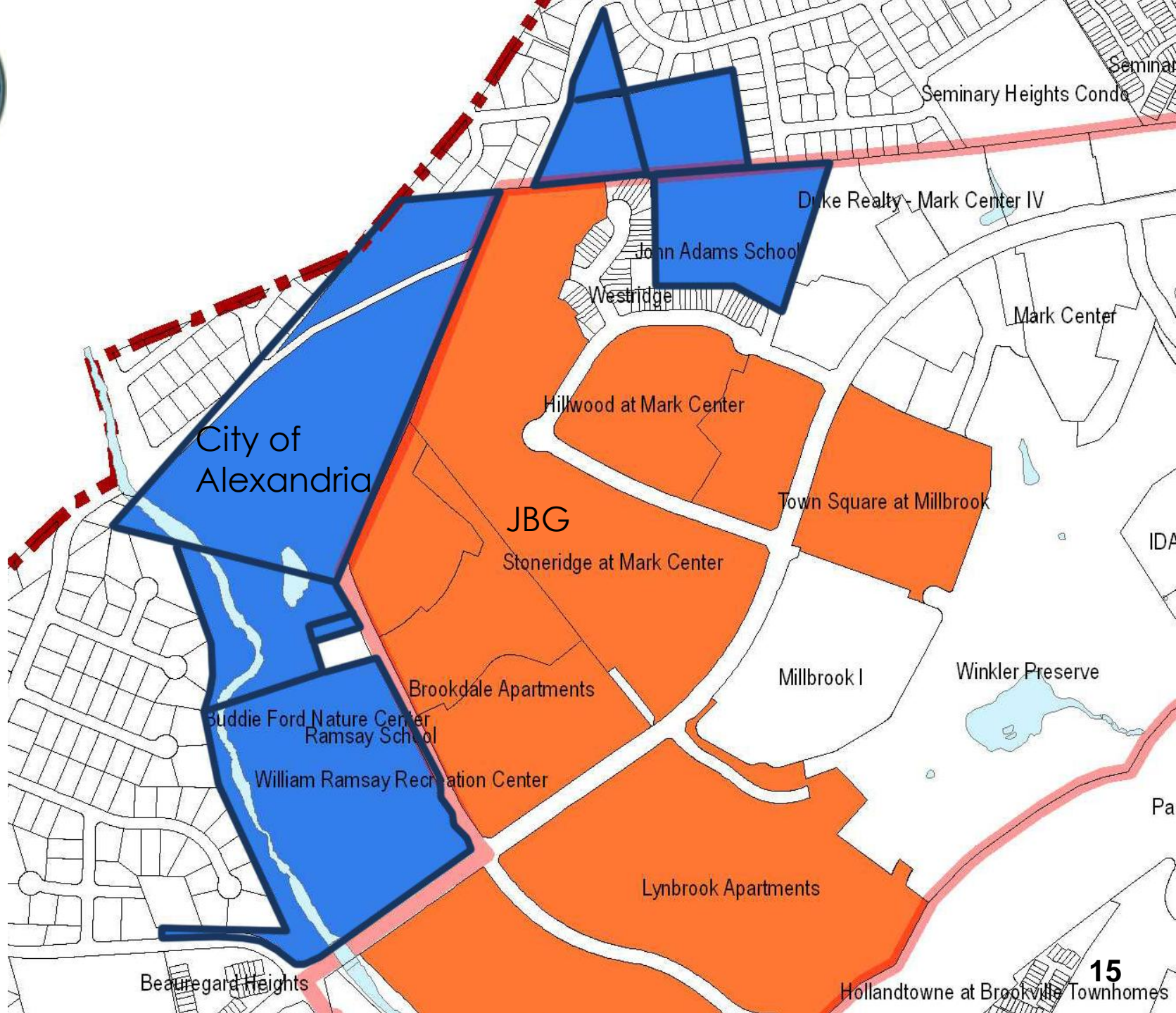
Streets Adjacent to Parks



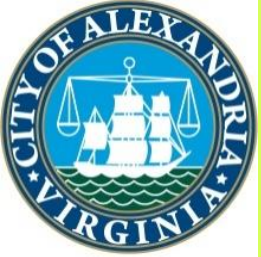


Dora Kelley Nature Park

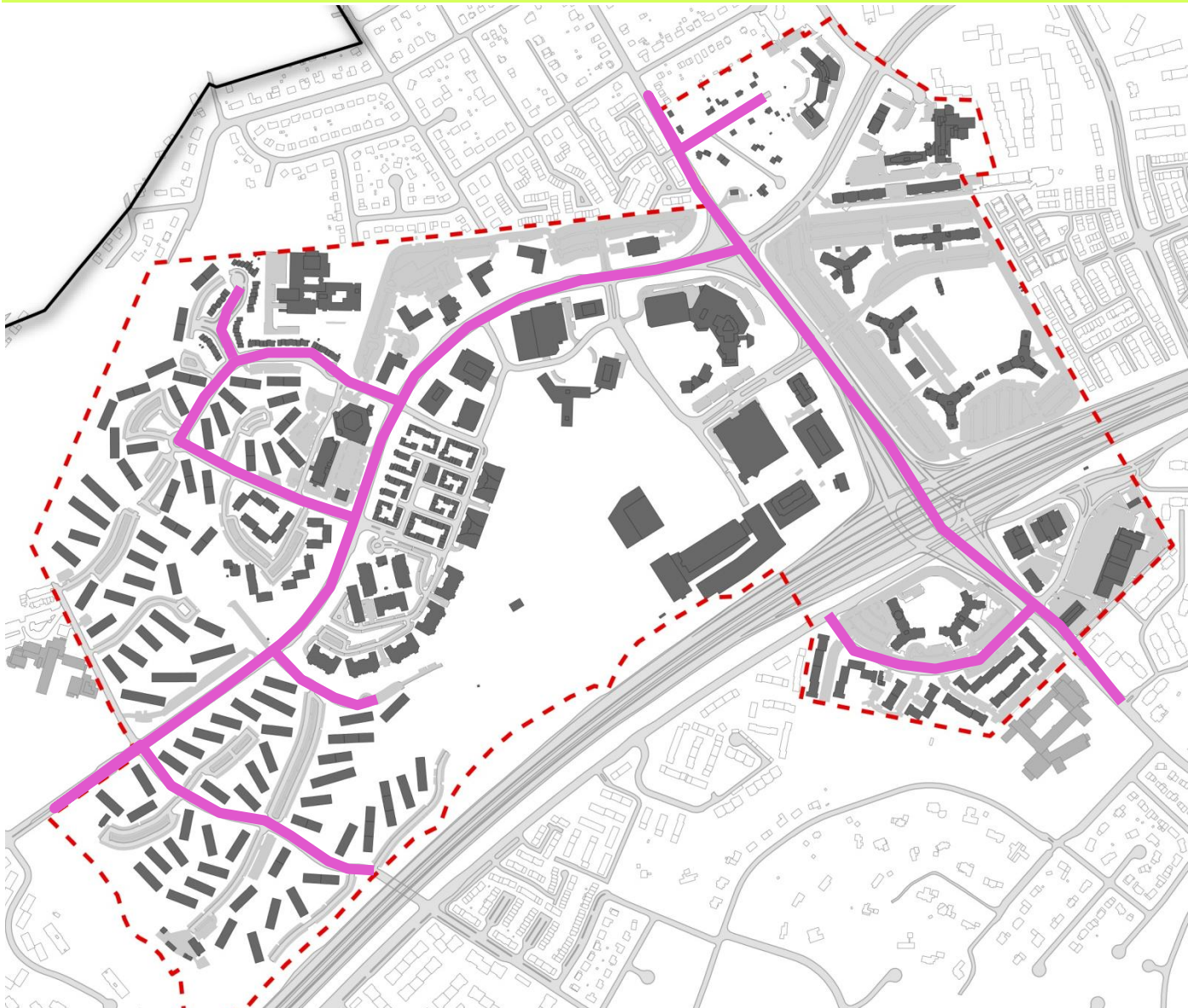




Pedestrian Circulation



Existing Conditions



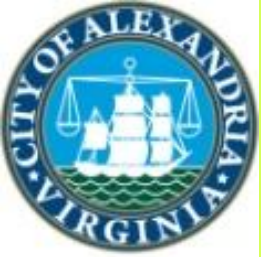


Proposed Pedestrian Circulation



LEGEND:

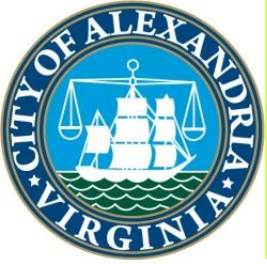
- Multi-Use Path
- Off-street Pedestrian Path
- Sidewalk
- Pedestrian signal
- ★ Retail Node
- ◆ Transit Station
- 🚩 School
- 🌳 Recreation / Open Space



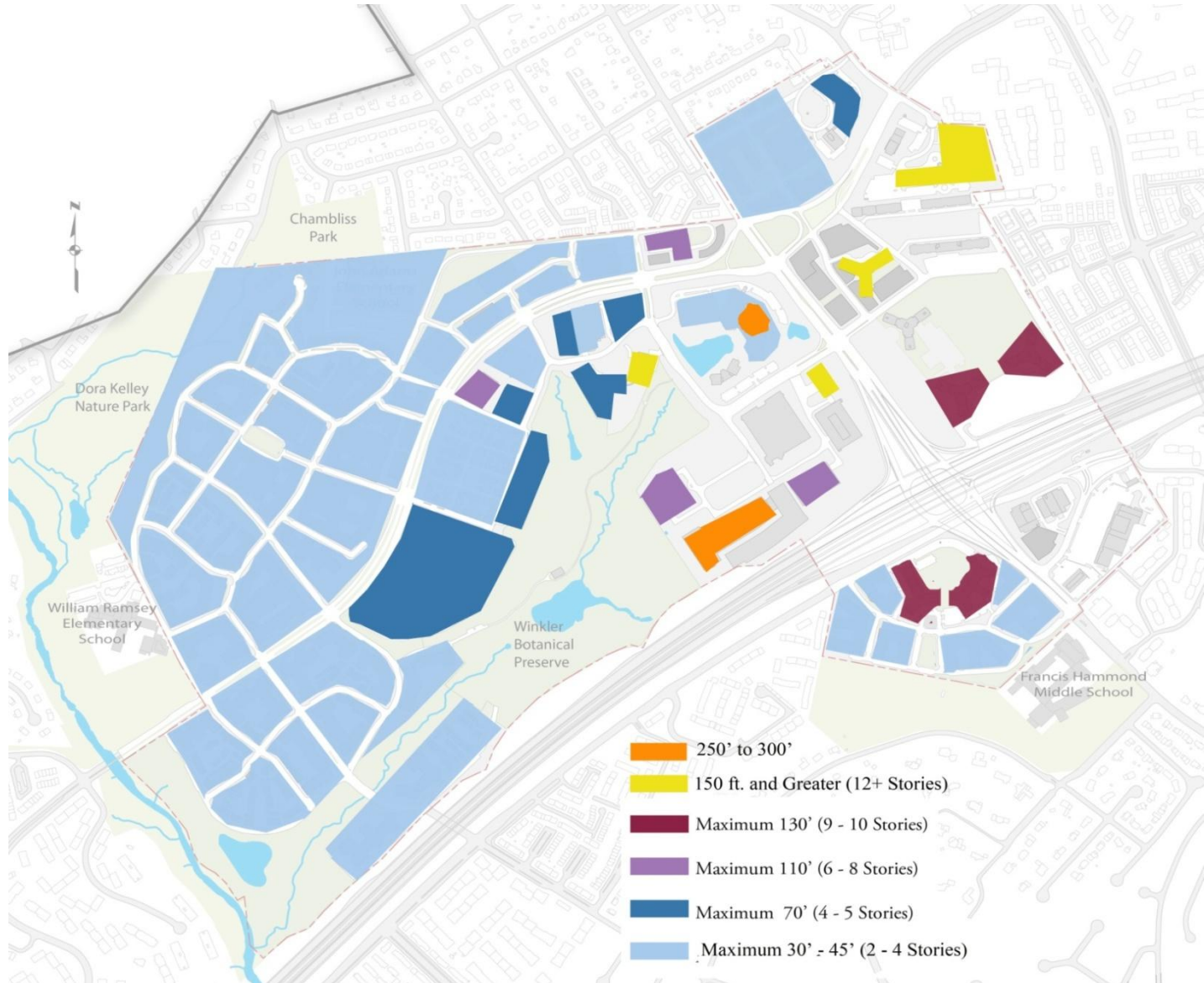
Pedestrian Circulation

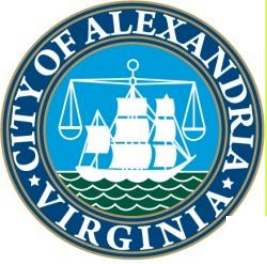


Building Heights



Existing Heights - Constructed



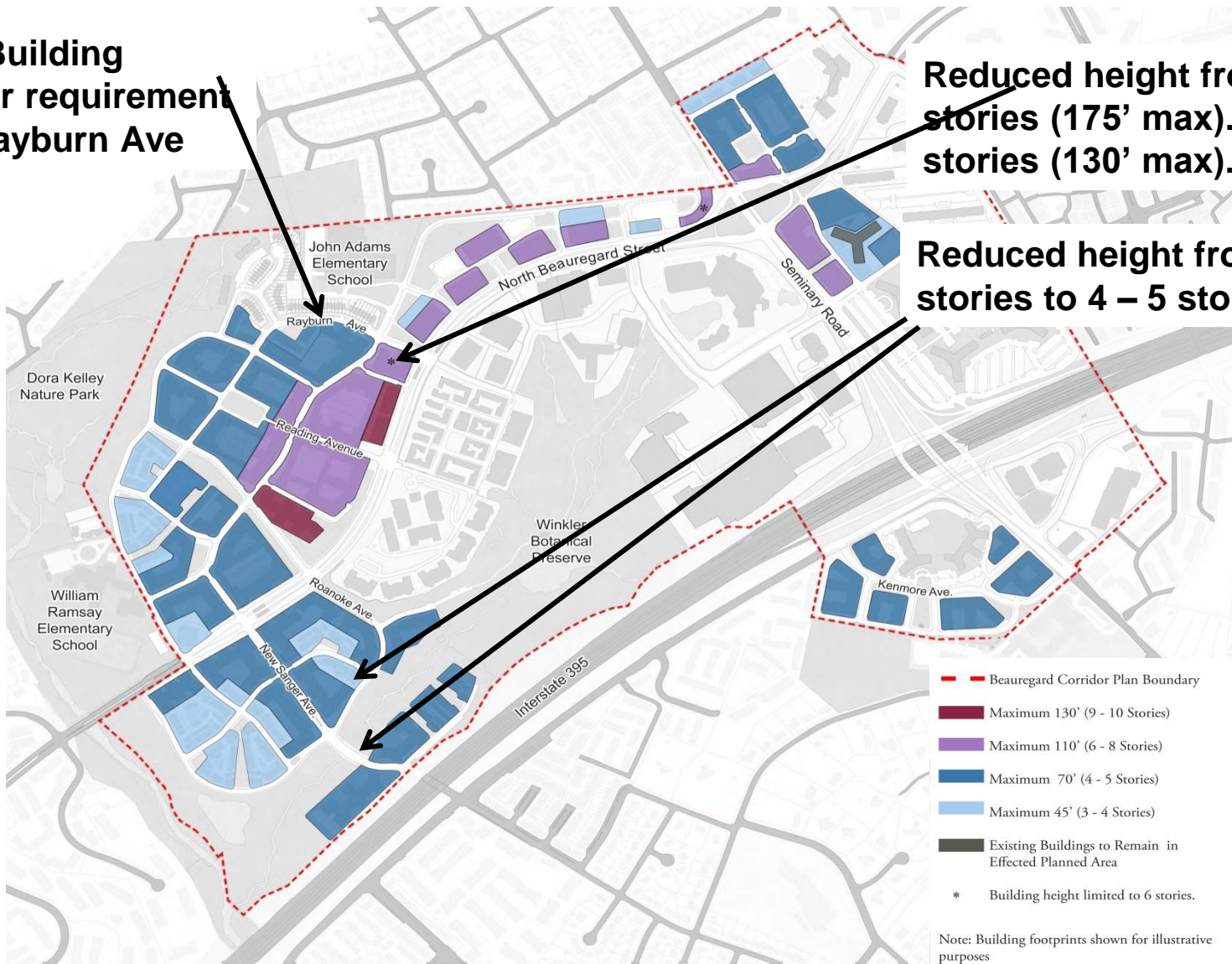


Heights – Proposed by the Plan

**Added Building
Shoulder requirement
along Rayburn Ave**

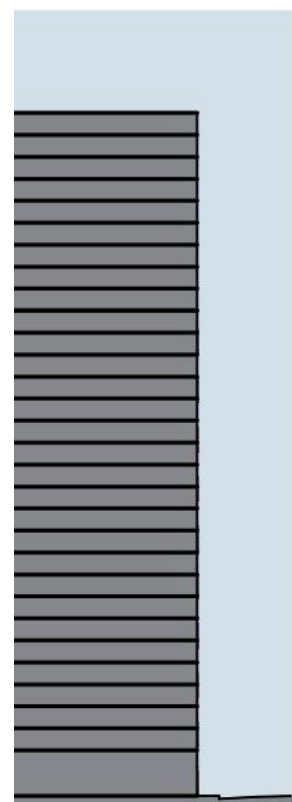
**Reduced height from 12
stories (175' max). to 10
stories (130' max).**

**Reduced height from 6 – 8
stories to 4 – 5 stories**





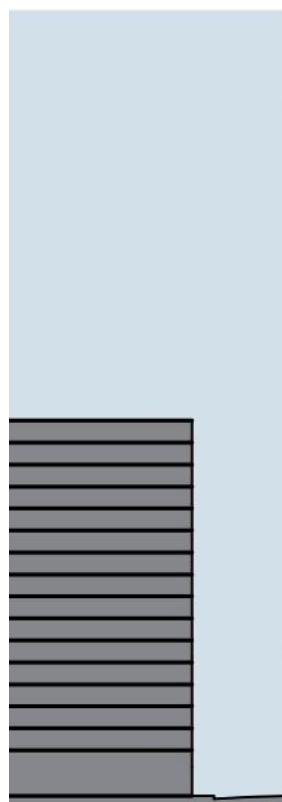
Heights – Existing vs. Proposed



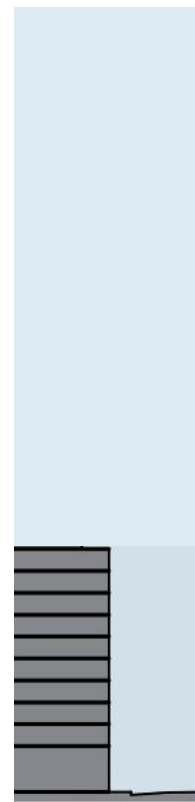
Mark Center Hilton
30 Stories



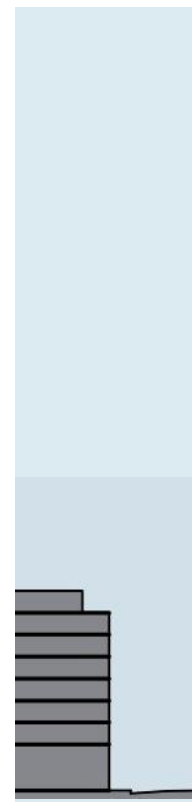
BRAC Building
17 Stories



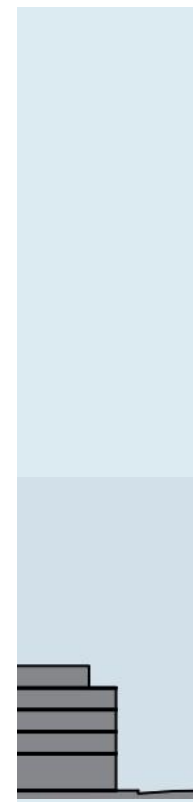
Southern Towers
15-16 Stories



9 - 10 Stories



6 - 8 Stories



4 - 5 Stories

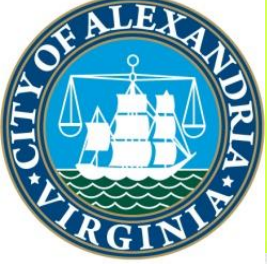


3 Stories



Precedent - Building Heights (45 – 55 ft)





Precedent - Building Heights (45 – 55 ft)





Precedent - Building Heights (70 ft.)





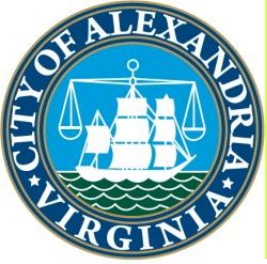
Building Heights (70 ft.)





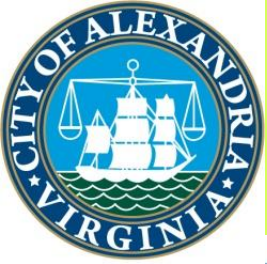
Precedent - Building Heights (90 to 110 ft)





Precedent - Building Heights (90 to 110 ft.)





Precedent - Building Heights (110 to 130 ft.)



SHIRLINGTON



CARLYLE



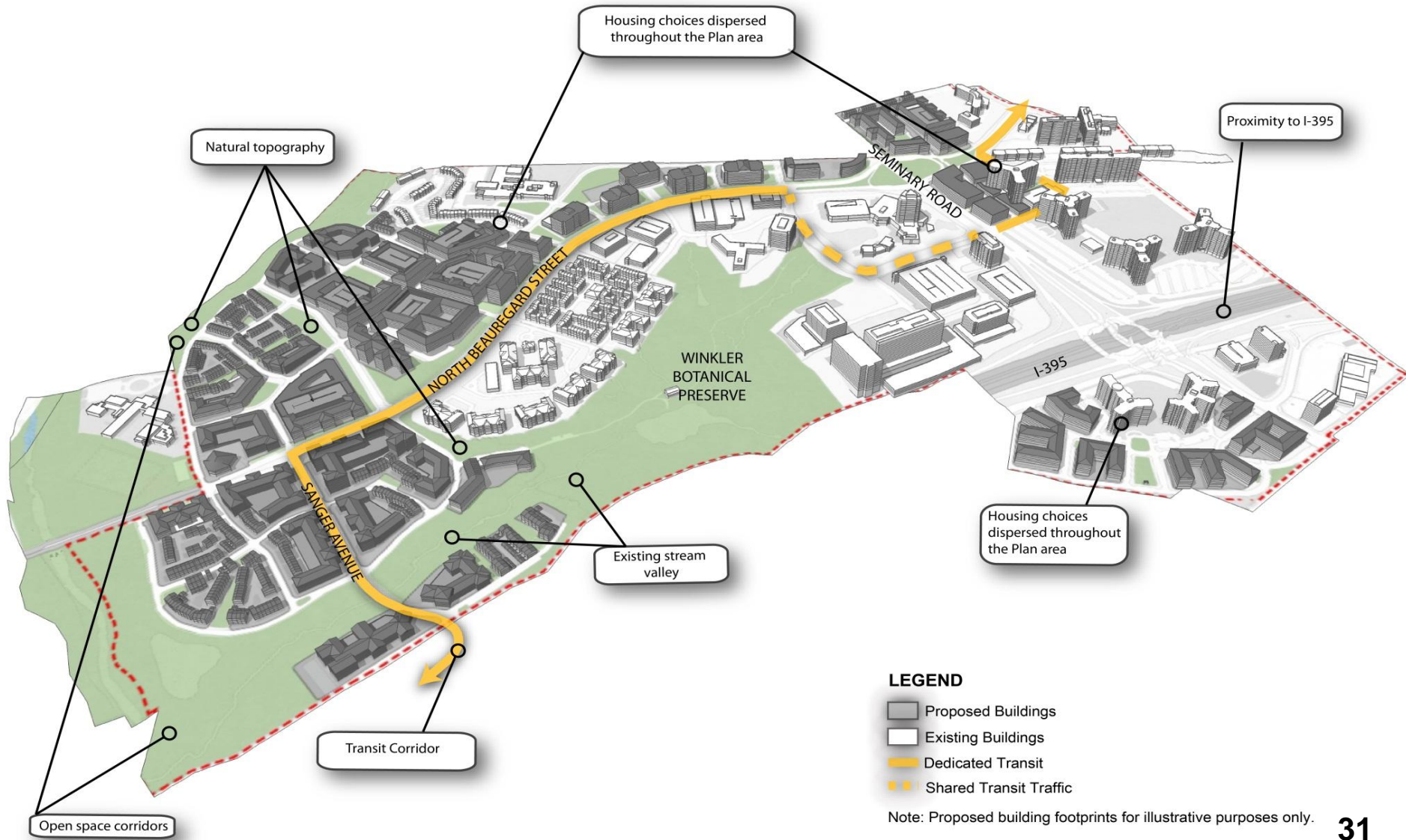
BALTIMORE

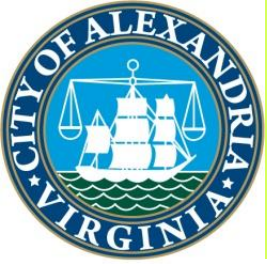


MARK CENTER



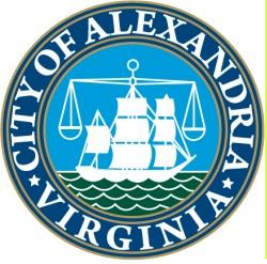
Existing and Proposed Development



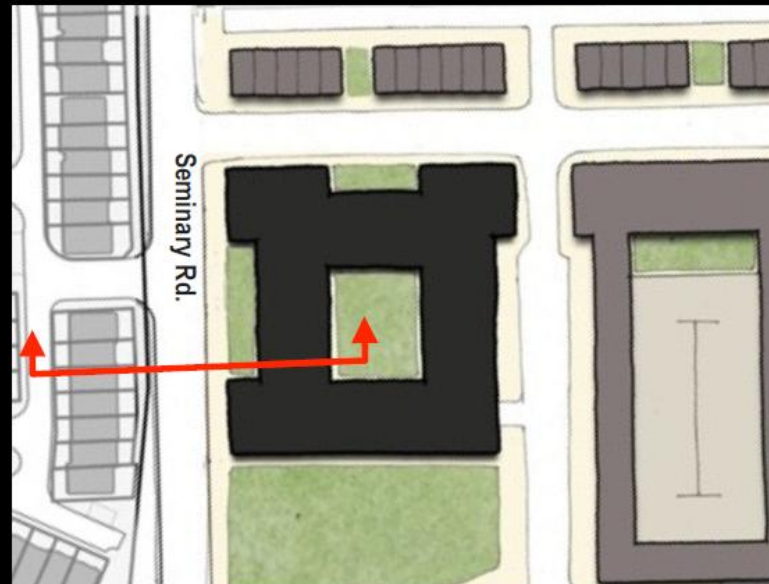
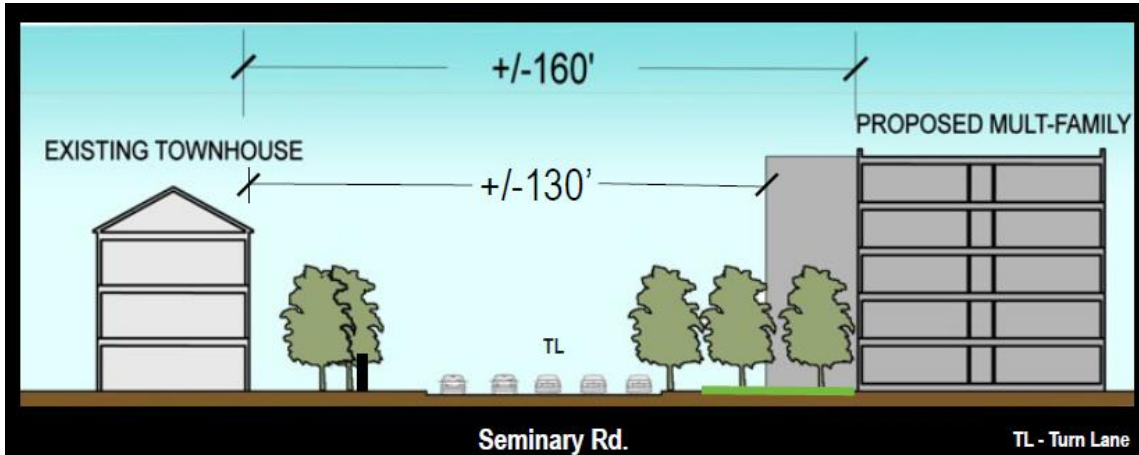


Heights – Adjacent to Dora Kelley

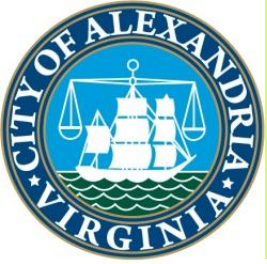




Heights – Adjacent to Hekemian – Foster - Fairbanks



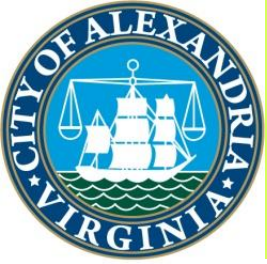
Site Sections - Seminary Rd.



Width Comparison – Washington Street



Width Comparison - Washington St.



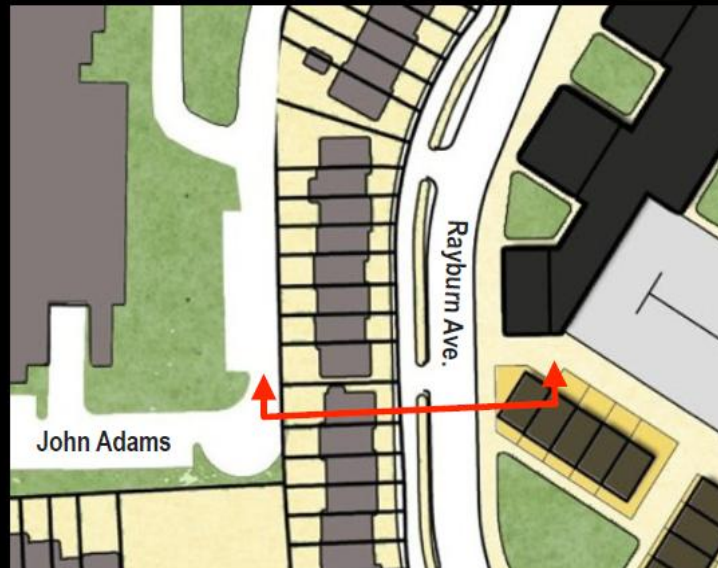
Heights – Adjacent to John Adams



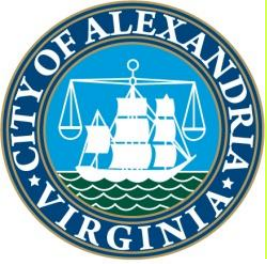
John Adam ES

Rayburn Ave.

Pkg- Parking



Site Sections - Rayburn Ave.



Width Comparison – Commonwealth Avenue



Width Comparison - Commonwealth Ave.

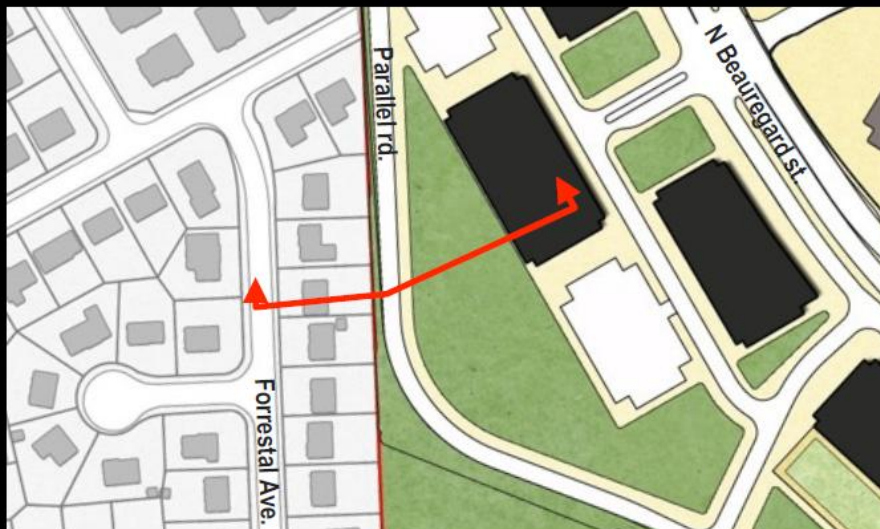


Heights – Adjacent to Dowden Terrace

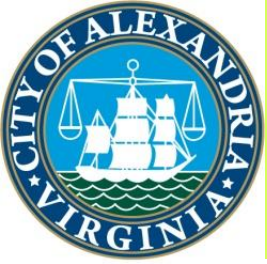


Forrestal Ave.

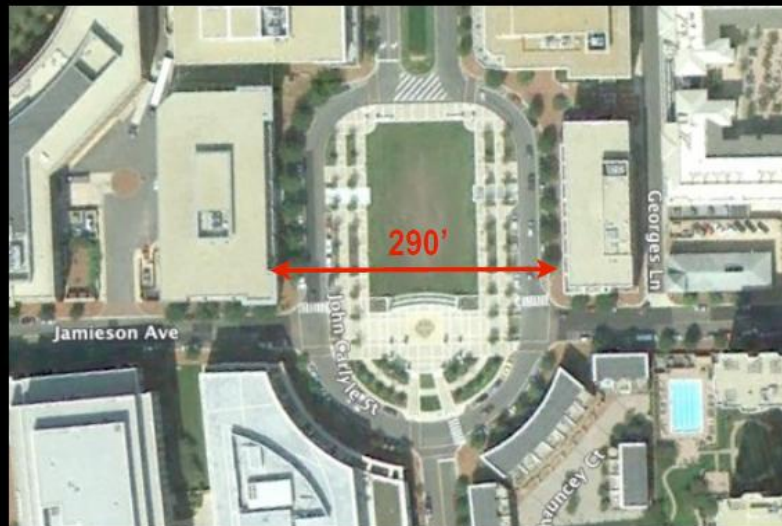
Parallel Rd.



Site Sections - Parallel Road - Duke



Width Comparison – John Carlyle Square



Width Comparison - John Carlyle Square



Density Quiz

Southern towers

1.1 FAR

2400 Units

40 Acres

60 unit/acre density

120,000 Sq. Ft. Commercial

2700 Parking Spaces



Abingdon Row:

1.8 FAR

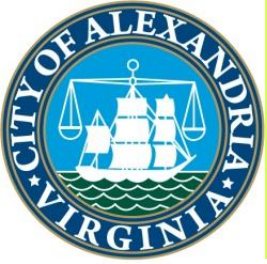
0.7 Acres

53 Units

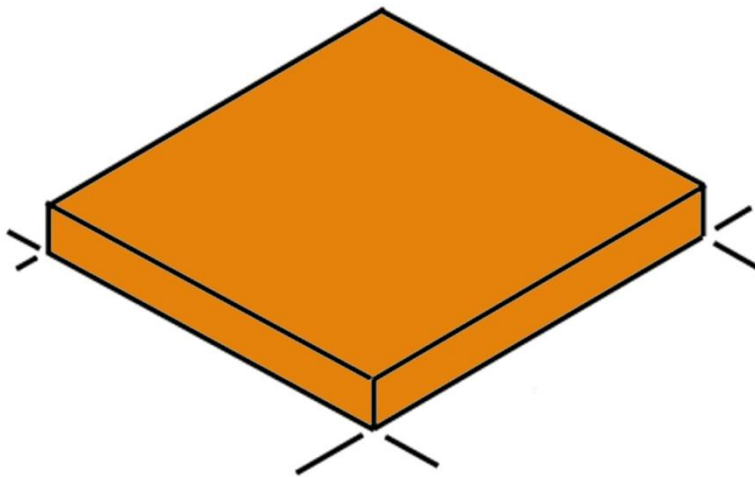
75 unit/acre density

84 Parking Spaces

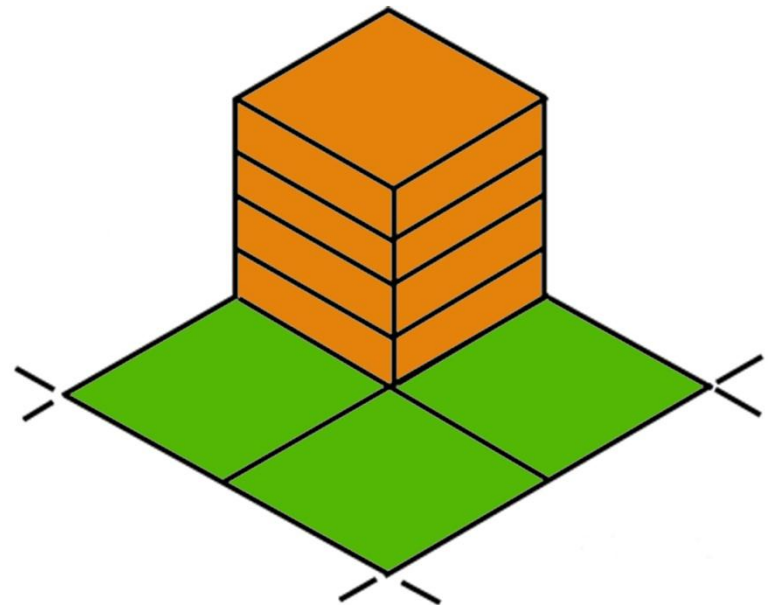




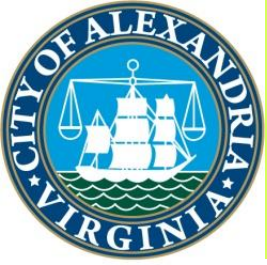
Floor Area Ratio – Quiz



1.0 FAR



1.0 FAR



Density

What Density Can Tell You

Number of units

What Density Can't Tell You

Affordability

Tall or short

Attractive or Unattractive

Ownership vs Rental

Other Factors

Open Space

Height

Design



Design Matters





Next Steps - Project Schedule

- March 19:** **Beauregard Community Meeting –
Transportation/ Parking / Housing**
- About March 21: Release of Revised Beauregard Draft Plan**
- March 22:** **Parks and Recreation Commission Meeting – Public Hearing**
- April 2:** **Beauregard Town Hall Meeting –
Revised Beauregard Draft Plan**
- April 3:** **Planning Commission Work Session**
- April 5:** **Affordable Housing Advisory Committee Meeting**
- May 1:** ***Planning Commission Public Hearing***
- May 12:** ***City Council Public Hearing***

